
EADON
LOCKWOOD
& RIDDLE
ESTD 1840
385, Walkley Bank Road, Sheffield, S6 5AQ

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Description
A four bedroom detached property that was constructed in 2000 and as such has a decent EPC rating which helps to keep costly utility bills down. Having off road parking and gardens to both the front and rear the layout of this property is across two floors and the accommodation extends to over 1175 square feet. This property will suit a broad range of buyer and enjoys a close proximity to countryside walks in Rivelin Valley Park with local amenities found at Malin Bridge (including tram services into Hillsborough and the city centre), Walkley and Crookes. The property has a good layout which includes a large reception room alongside an open plan kitchen diner on the ground floor and four bedrooms and two bathrooms upstairs. The front garden is private from the road and provides a great space for entertaining while the rear garden, although overgrown, offers the potential for further outside space as well. The property has a pleasant feel throughout, with modern fixtures and fittings found in both bathrooms and the kitchen and an internal viewing is very much advised.

ELR PREMIUM - IMPORTANT INFORMATION, PLEASE READ
ELR is marketing this property with the benefit of 'ELR Premium'.
ELR has introduced ELR Premium to help reduce fall through rates and speed up, what can often be, an unnecessary sales process.
Purchasers will benefit from the pre sale buyers pack, which we have created with our legal partners, Banner Jones Solicitors, to give buyers as much information as possible before they agree to purchase.
The pack includes:
Property Information Questionnaire (PIQ - a summary of the TA6)
TA10 (Fittings and Contents)
Official Copy of the Register
Title Plan
Local Search*
Water and Drainage Search*
Coal and Mining Search*
Environmental Search*
(ELR have ordered the local, drainage, coal and environmental searches; we will add these to the pack as they become available)
ELR Premium allows the sale process to be completed significantly quicker than a 'normal sale'. This is because the legal work, usually done in the first four to eight weeks after the sale is agreed, has already been completed. The searches, which can take up to five weeks, are ordered on the day the listing goes live and are transferable to the successful buyer as part of their legal due diligence.
Additionally, and on behalf of the seller, ELR requests that the successful buyer enters into a Reservation Agreement and pays the Reservation Agreement Fee of £595 (including VAT). This includes payment for the Information Pack and all the searches (which a buyer typically purchases separately after the sale is agreed).
Upon receipt of the signed Reservation Agreement, payment of the Reservation Agreement Fee, completion of ID and AML checks and the issuing of the Memorandum of Sale, the Seller will agree to take the Property off the market and market it as 'Sold Subject To Contract' (SSTC).
The reservation period is agreed upon at the time of sale but is usually between 60 and 120 days.
The Reservation Fee is non-refundable except where the Seller withdraws from the sale. A copy of the Reservation Agreement is available on request, and ELR advises potential buyers to seek legal advice before entering into the Reservation Agreement.
If you have any questions about the process or want to know how selling or buying with ELR Premium could benefit you, please speak to a member of the ELR team.

- ELR Premium Sale - Buyers fees of £595 including VAT will apply.
- UPVC double glazing, cavity wall insulation (assumed) and modern double glazing combine to produce an EPC rating of C71.
- Four bedrooms including three good doubles and potentially room for a home office in the single, if required.
- Large living room.
- Open plan kitchen diner with a smart fitted kitchen.
- Two luxurious bathrooms with elegant tiling framing the modern sanitaryware.
- Entrance hall and ground floor W.C.
- Gardens to both the front and rear, both being fenced for privacy.
- Off road parking and a garage providing storage solutions.
- Freehold and Council Tax Band D.







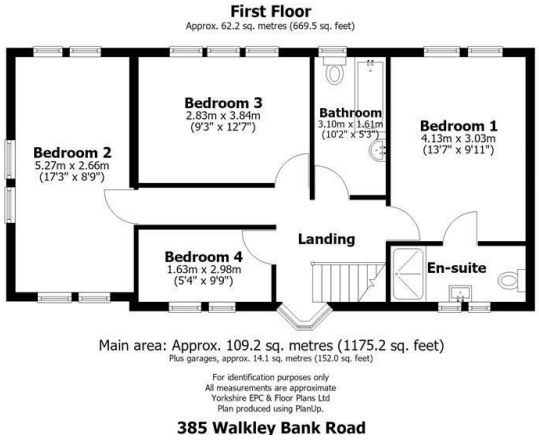










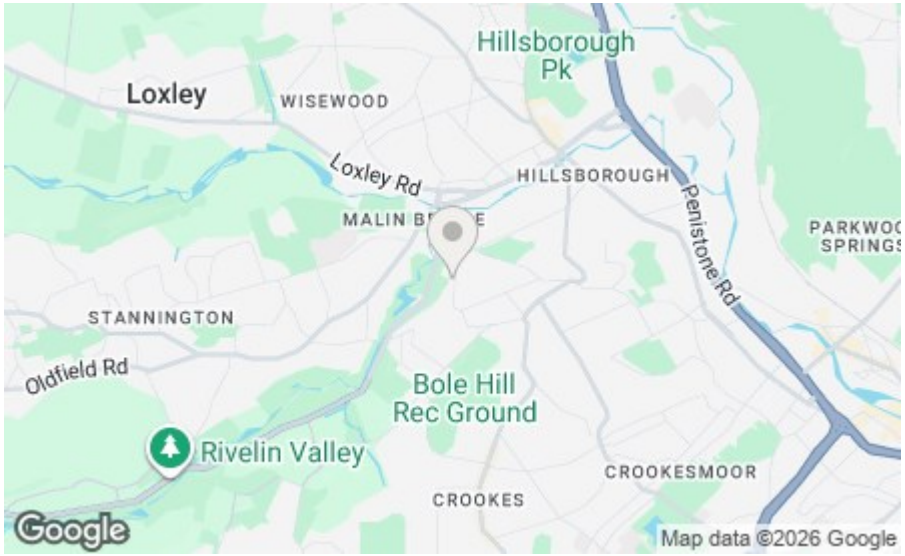


Main area: Approx. 109.2 sq. metres (1175.2 sq. feet)
Plus garages, approx. 14.1 sq. metres (152.0 sq. feet)

For identification purposes only
All measurements are approximate
Yorkshire EPC & Floor Plans Ltd
Plan produced using PlanUp.

385 Walkley Bank Road





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All rooms have been measured with electronic laser and are approximate measurements only. None of the services to the above property have been tested by ourselves, and we cannot guarantee that the installations described in the details are in perfect working order. Eadon Lockwood & Riddle for themselves, and for the vendors or lessors, produce these brochures in good faith, and are a guideline only. They do not constitute any part of a contract and are correct to the best of our knowledge at the time of going to press.